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SHORT-TERM RESIDENTIAL RENTAL GENERAL INFORMATION

A Short-Term Residential Rental business, also known as “Vacation Rentals,” is administered under Las Vegas Municipal Code Chapter 6.75. The following information provides general guidelines for a Short-Term Residential Rental business. Please refer to the referenced section for detailed information.

1. **Definition:** A Short-Term Residential Rental means the commercial use, or the making available for commercial use, of a residential dwelling unit for dwelling, lodging or sleeping purposes, wherein any individual guest rents or occupies the unit for a period of less than thirty-one consecutive calendar days. The term does not include a “community residence,” “facility for transitional living for released offenders,” or any other facility with dwelling units that is specifically defined in LVMC Chapter 19.18. **This definition does not include Bed and Breakfast establishments and/or Rooming House activity as described in LVMC 6.46.020.**
The Short Term Residential use is **prohibited** in the following master planned communities (Please refer to the [Short Term Rental Prohibited Areas map](#)):
 - a. Summerlin/Sun City Summerlin
 - b. Town Center
 - c. Skye Canyon
 - d. Cliff’s Edge
 - e. DCP (Arts District, Symphony Park)
 - f. Grand Canyon Village
 - g. Las Vegas Medical District
 - h. Providence Square
2. A Special Use Permit would be required if a short-term rental property does not meet the following conditional land use (zoning) standards:
 - a. The short-term rental operator must obtain a business license to operate the use.
 - b. The short-term rental operator must comply on an ongoing basis with all governmental licensing and regulatory requirements, including the payment of applicable room taxes and licensing fees.
 - c. The short-term rental property may not be located closer than 660 feet to any other short-term rental property (this is a measurement from property line to property line).
 - d. The short-term rental property (single residential dwelling) may have no more than four (4) bedrooms. The property unit is presumed to have the number of bedrooms as indicated in the records of the Clark County Assessor’s Office that pertain to that unit.
3. Vehicle parking associated with the short-term rental property shall comply with applicable parking regulations, and vehicles of guests and invitees shall not obstruct traffic or access to other properties in the area.
The operator of a short-term residential unit shall pay, in advance, an annual fee of five hundred dollars for each residential unit. (LVMC 6.75.030)
4. The holder of a license is the person primarily responsible for compliance with the obligations that are imposed on an operator. In the case of a short-term residential rental whose affiliated licensee is not the property owner, the property owner is secondarily responsible for compliance. (LVMC 6.75.020)
5. Each application shall contain or include the following information and documentation (LMVC 6.75.040):
 - a. The name, signature, address, and telephone number of the owner of the residential dwelling to be associated with the license.
 - b. The name, address, and telephone number of any property manager or property management firm that will be operating the short-term rental. If a short-term residential unit is managed by a person other than the licensee or a principal of the licensee for that unit, that person must possess a valid license from the State of Nevada and City to manage the property.
 - c. The name, address, and telephone number (including a telephone number that provides for communication twenty-four hours a day) of the local contact person who will respond to complaints regarding the condition, operation, or conduct of the occupants of the short-term residential rental unit.
 - d. The address of the residential dwelling proposed to be used as a short-term residential rental. Where there are multiple units on the same property, each unit must be licensed individually.
 - e. The number of bedrooms, per the documentation listed with the Clark County Assessor, and the applicable nighttime and daytime occupancy limit of the residential dwelling. The Clark County Assessor’s records can be updated by updating the building records with the City of Las Vegas Building and Safety Department (333 North Rancho Dr., 1st floor, 702-229-6251).
 - f. If the short-term rental unit is located within a gated subdivision or controlled-access building that is governed by an owners’ association, a letter or other documentation from the association acknowledging the purpose use and, if necessary, granting access to occupants of the rental unit.

6. The maximum nighttime occupancy of a short-term residential rental unit shall comply with the maximum occupancy limits for residential dwellings established by the Uniform House Code, as adopted in LVMC Chapter 16.20. The total daytime occupancy of the unit shall be limited to a maximum of one and one-half times the nighttime occupancy limit. Nighttime means the period of time between 10:00pm one day and 9:00am the next succeeding day. Daytime means the period of time between 9:00 am and 10:00 pm on a given day.

Occupancy Guideline for Nighttime:

One bedroom	=	6 occupants
Two bedrooms	=	8 occupants
Three bedrooms	=	10 occupants
Four bedrooms	=	12 occupants
Five bedrooms	=	14 occupants

The occupancy limit is increased by two occupants for each additional bedroom over five units.

7. The operator of a short-term residential rental shall comply with all provisions of LVMC Chapter 6.46 and 4.20 that pertain to the collection of room taxes, as well as the associated record keeping requirements. (LVMC 6.75.060)
8. An evacuation map and list of procedures shall be placed within each guest room used for sleeping. (LVMC 6.75.080)
9. At a minimum, there must be at least one fire extinguisher: In the kitchen area, located under the sink; in any garage, mounted on the wall no higher than 48" above the finished floor; and located on each floor level of the short-term residential rental unit.
- a. Each fire extinguisher shall have a current service tag from a State of Nevada Fire Marshal-certified contractor.
10. All sleeping rooms shall be equipped with smoke alarms and shall be installed in accordance with applicable codes.
11. Carbon monoxide alarms shall be installed in accordance with applicable codes.
12. It is unlawful and a public nuisance for a person to create or permit to exist upon a residential property an unruly gathering. Such conduct includes without limitation any of the following, or a combination thereof (LVMC 9.04.015):
- a. Traffic to or from the property, or the parking of vehicles in the neighborhood, to extent or of a character that represents an undue burden on the neighborhood.
- b. The obstruction of public rights-of-way by vehicles or persons.
- c. The service of alcoholic beverages to minors, or the possession or consumption thereof by minors.
- d. The illegal possession or consumption of controlled substances.
- e. Violence or other disturbances of the peace.
- f. Noise disturbances in violation of LVMC Chapter 9.16.
- g. Vandalism.
- h. Litter upon public rights-of-way.
- i. Urinating or defecating in areas visible to the public.
13. The operator shall post a copy of the license along with a copy of the following operating requirements for a short-term rental unit. (LMVC 6.74.090)
- a. Post a valid City license for the short-term rental unit.
- b. The maximum nighttime occupancy of a short-term residential unit shall comply with the maximum occupancy limit for residential dwellings established by the Uniform Housing Code, as adopted in LVMC Chapter 16.20. The total daytime occupancy of the unit shall be limited to a maximum of one and one-half times the nighttime occupancy limit.
- c. All occupant vehicles shall be parked on site, and shall not be parked in the adjacent public right-of-way. No commercial vehicles shall be permitted on the short-term residential rental unit property or parked in the adjacent public right-of-way, except where otherwise permitted in commercial zoning districts.
- d. Notwithstanding the provisions of LVMC Chapter 9.16, the use of any radio receiver, stereo, musical instrument, sound amplifier or similar device which produces, reproduces or amplifies sound shall take place only within an enclosed short-term residential rental unit. The property owner or operator of a short-term residential unit shall use reasonably prudent business practices to ensure that the occupants or guests of the rental unit do not create unreasonable noise disturbances.
- e. The operator shall make available a local phone number that provides the capability of producing a response within two hours to complaints regarding the condition, operation, or conduct of the occupants of the short-term residential rental unit. Failure of the operator to respond or provide for a response to the complainant within two hours shall constitute a violation of these regulations.
- f. Any short-term residential rental unit with more than four bedrooms, a placard shall be displayed on the exterior of the unit listing the 24-hour contact information for complaints regarding the operation or conduct of the occupants of the unit. The placard shall be in plain view for the general public at all times the short-term residential rental unit is occupied. The placard shall be a minimum of 8 ½ inches by 11 inches in size, clearly depicting the 24 –hour contact information. Contact information shall include the full name and telephone number and must be in a minimum legible font 72 point or a minimum of 1 ½ inches in height.
- g. Trash and refuse shall not be left or stored in a public view, except in proper containers for the purpose of collection. The owner of the property or manager of the short-term residential rental unit shall be responsible for notifying occupants of trash disposal procedures and for maintaining compliance with the requirements of LVMC Chapter 9.08.
- h. No short-term residential unit may be rented for the purpose of holding weddings, parties, receptions or similar events that typically are held at a banquet facility or other facility that is made available for the holding of events on a commercial basis. Any use of the short-term residential unit is limited to activities that are incidental to its use for dwelling, lodging or sleeping purposes.